

**CALENDAR ITEM  
C21**

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04/07/03  
W 25894  
N. Quesada

**RECREATIONAL PIER LEASE**

**APPLICANTS:**

Frank Tsang and Judy Ming-Ming-Sze Tsang

**AREA, LAND TYPE, AND LOCATION:**

Sovereign lands in the Petaluma River, city of Petaluma, Sonoma County.

**AUTHORIZED USE:**

Construction, use, and maintenance of a pier, gangway, and floating boat dock.

**LEASE TERM:**

Ten years, beginning April 30, 2003.

**CONSIDERATION:**

No monetary consideration pursuant to Public Resources Code section 6503.5.

**SPECIFIC LEASE PROVISIONS:**

Liability insurance in the amount of no less than \$300,000.

**OTHER PERTINENT INFORMATION:**

1. Applicants qualify for a Recreational Pier Lease because the Applicants are natural persons who have improved the littoral land with, and use the upland for, a single-family dwelling.
2. Pursuant to the Commission's delegation of authority and the State CEQA Guidelines (Title 14, California Code of Regulations, section 15061), the staff has determined that this activity is exempt from the requirements of the CEQA as a categorically exempt project. The project is exempt under Class 3, New Construction of Small Structures; Title 2, California Code of Regulations, section 2905(c)(1).

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Authority: Public Resources Code section 21084 and Title 14, California Code of Regulations, section 15300 and Title 2, California Code of Regulations, section 2905.

3. This activity involves lands identified as possessing significant environmental values pursuant to Public Resources Code sections 6370, et seq. Based upon the staff's consultation with the persons nominating such lands and through the CEQA review process, it is the staff's opinion that the project, as proposed, is consistent with its use classification.

**APPROVALS OBTAINED:**

California Department of Fish and Game

**FURTHER APPROVALS REQUIRED:**

U.S. Army Corps of Engineers, San Francisco Bay Conservation and Development Commission, San Francisco Regional Water Quality Control Board.

**EXHIBITS:**

- A. Site Plan/ Vicinity Map
- B. Plan and Elevation Map

**PERMIT STREAMLINING ACT DEADLINE:**

May 19, 2003

**RECOMMENDED ACTION:**

IT IS RECOMMENDED THAT THE COMMISSION:

**CEQA FINDING:**

FIND THAT THE ACTIVITY IS EXEMPT FROM THE REQUIREMENTS OF THE CEQA PURSUANT TO TITLE 14, CALIFORNIA CODE OF REGULATIONS, SECTION 15061 AS A CATEGORICALLY EXEMPT PROJECT, CLASS 3, NEW CONSTRUCTION OF SMALL STRUCTURES; TITLE 2, CALIFORNIA CODE OF REGULATIONS, SECTION 2905(c)(1).

**SIGNIFICANT LANDS INVENTORY FINDING:**

FIND THAT THIS ACTIVITY IS CONSISTENT WITH THE USE CLASSIFICATION DESIGNATED BY THE COMMISSION FOR THE LAND PURSUANT TO PUBLIC RESOURCES CODE SECTIONS 6370, ET SEQ.

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**AUTHORIZATION:**

AUTHORIZE ISSUANCE TO FRANK TSANG AND JUDY MING-MING SZE TSANG OF A TEN-YEAR RECREATIONAL PIER LEASE, BEGINNING APRIL 30, 2003, FOR THE CONSTRUCTION OF A PIER, GANGWAY AND FLOATING BOAT DOCK ON THE LAND SHOWN ON EXHIBIT B, ATTACHED, AND BY THIS REFERENCE MADE A PART HEREOF; NO MONETARY CONSIDERATION PURSUANT TO PUBLIC RESOURCES CODE SECTION 6503.5; LIABILITY INSURANCE IN THE AMOUNT OF NO LESS THAN \$300,000.